



THE OCEAN CLUB

on Smuggler's Beach



SHORE LINES

NEWSLETTER FOR THE HOMEOWNERS OF THE OCEAN CLUB

October 2005

CHAIRMAN'S CORNER

I would like to update everyone on what has happened at The Ocean Club over the summer. The emergency egress for rooms 36-40 in the front of the building was completed and blends in very well with the existing structure. It looks like it has always been there. Septic system #4 was completed and is functioning very well. However, system #2 (parking lot by the lobby door) has become an emergency and replacement will take place this winter ('06) instead of the planned replacement in '07. Replacement of this system should complete the septic project and function for many years to come. Septic system #1, in the front of the building, has never been a problem. Keep your fingers crossed.

As of the middle of August, Fred Eberman has resigned as Regional Vice President of SPM to pursue another opportunity on the Cape. It will allow Fred to be home and not travel as much. He has indicated to me how much he enjoyed his time at The Ocean Club and will miss the many friends he has made over the years. Changes in all of our lives is inevitable and we wish Fred all the best in his new adventure. Steve Buckley will continue as G.M. and Linda MacDonald is the new Assistant G.M. We, as a Board, have total confidence in both to keep The Ocean Club running smoothly.

A reminder on SPM Comment Cards. We would like to receive more cards than we do now. Please fill out one after your stay and be honest and fair with your ratings and comments. Also, if you have a maintenance issue with your unit, please bring it to our attention as soon as possible during your stay so that it can be taken care of promptly. Not every room will be perfect every week, but perfection is our goal.

David Chvatal, D.M.D., Chairman

OCEAN CLUB ON SMUGGLER'S BEACH

329 South Shore Drive
South Yarmouth, MA 02664
(508) 398-6955 FAX: (508) 394-3788

web site: oceanclubonsmugglers.com

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Manager's Corner

By Steve Buckley, General Manager

The Ocean Club has again achieved the coveted RCI Resort of International Distinction Award! This prestigious award is earned on a yearly basis. RCI will be changing the name of this designation in 2006 to the Silver Crown Award. The award is earned by scores given to RCI by exchangers who fill out RCI comment cards after staying at The Ocean Club.

Cape towns are talking about implementing a room tax to all owners of real estate if a rental is for less than 90 days. At this time, towns are gathering information only. No legislation, as far as we know, has been filed. ARDA has been contacted and is lobbying on behalf of timeshare owners. Timeshare owners are encouraged to lobby their State Representatives to veto this idea.

June saw two timeshare closings on Cape Cod, one being the Delray Beach Club and the other Yarmouth Condominiums. The reason given for the closings was uncollected maintenance fees of such high magnitude that there was no money to operate the timeshare. Fortunately, due to our Board approved collection policy, and owners promptly paying their maintenance fees, we are in excellent condition.

ARDA recommends to timeshare owners that they might want to consider paying \$50 or \$100 per month prior to receiving the yearly maintenance fee bill. This will allow an owner to have a credit on their account come the new billing season and the burden of this expense seems lessened.

Greetings from the Ocean Club:

As the season winds down, we would like to update you on the Palmetto Marketing Sales program. As many of you know, our number one priority is to sell the weeks that have been foreclosed by the Association. We do this so that we can get new maintenance fee paying owners into these Association owned weeks. Since the program's inception, Palmetto Marketing and Marilyn have sold 73 weeks. This means there are 73 new dues paying owners that contribute over \$37,000 yearly. These dues paying owners help to keep your maintenance fees in check. As you can see, by making Association weeks' sales a high priority, all owners receive the benefits.

Our next priority is private owner resales. Since the program's inception, we have sold 134 private owner resales. This means that 134 owners that needed or desired to sell were able to take advantage of our commission only program. In each case, we have been able to help owners like yourself so that they did not have to deal with the up front money resale outlets. We currently only have 107 private owner resale weeks listed with Palmetto at this time and expect to sell many of them this season. This is a great owner benefit that is working for you.

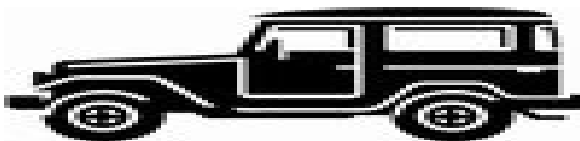
Marilyn will be heading south for the winter in November. Because of this, we have a few special prices on Ocean Club weeks. These are private owner resale weeks that must be sold before maintenance fees are due in 2006. Call now to find that special week for you, your family, and friends!



**To take advantage of Marilyn's Specials, you must complete the purchase by November 15, 2005.
Call (508) 398-6955 and ask for Marilyn in Sales.**

Parking

Please don't forget that there is only one parking space per one bedroom unit and two per two bedroom unit during our busy season. This rule must be enforced to allow all owners a space to park. If you are an owner utilizing the resort amenities just for the day, you must park off property to allow owners who are using their assigned week at the resort, to park on property.



A Few Good People



The Ocean Club is researching a suggestion made by owners at the weekly owners meeting. They asked if management could establish a list of owners who might be willing to contribute their time and skills to The Ocean Club.

If you are interested, please email
Steve Buckley,
General Manager,
sbuckley@spmresorts.com





October 5, 2005

Re: Board of Trustees Volunteer Form

Dear Owner,

At the next annual meeting scheduled for **January 10, 2006**, owners will elect members to serve on the Board of Trustees of The Ocean Club on Smuggler's Beach. A nominating committee appointed by the Chairman of the Board of Trustees and comprised of a current Board Member not up for re-election and one Interval Owner, will meet to select nominees for vacant positions. The list of nominees will be included on the Proxy for the Annual Meeting.

Please keep in mind that the submittal of a Volunteer Form is NOT A GUARANTEE of being selected as a nominee. Information submitted is proprietary and will be used only by the nominating committee, except for your biographical sketch which will be included with the proxy, should you be selected as a nominee.

Nominee Considerations:

1. Must be an owner of record for at least one year.
2. Only one member of any immediate family – spouse, mother, father, brother or sister can serve on the Board at the same time.
3. All nominees' association dues account must be current.
4. A nominee cannot be an employee of the management company or The Ocean Club.

With the 2006 annual owners meeting, two Trustees terms will expire and be up for election. We need owners with the interest, time and willingness to serve the owners association on a volunteer basis. Please use the Board of Trustees Volunteer Form on the reverse side and return it by the date specified with a brief biographical sketch.

Sincerely,

Ocean Club on Smuggler's Beach Resort Condominium Trust
Nominating Committee



BOARD OF TRUSTEES CANDIDATE NOMINATION FORM

Please Print or Type all information.

NAME: _____

PHONE: _____

ADDRESS: _____

CITY OR TOWN: _____

STATE: _____

ZIP: _____

UNIT NUMBER (S): _____

WEEK NUMBER (S): _____

OCCUPATION: _____ (If retired, list primary occupation prior to retirement)

1. Have you ever served on the Board of Directors/Trustees or committee at any other interval project? List experience including service on an advisory board or committee, which may qualify you as a candidate.

2. How would your participation benefit the Association?

3. What specific issues or areas of association management are of interest or concern to you?

4. Any additional Information or comments?

5. Please attach a resume or short biographical sketch of your interest and qualifications to this Candidate Nomination Form. If nominated, your exact comments indicating why you would like to serve as a Trustee will be included with the proxy materials. Please provide a brief profile of yourself and your experience in **75-100 words or less**.

Becoming a member of the Board of Trustees is a major responsibility and requires a firm commitment. Please do not volunteer unless you are willing and able to make this type of commitment to your Resort.

To be considered your form must be returned by November 12, 2005.

PLEASE MAIL TO:
The Ocean Club on Smuggler's Beach
c/o SPM Resorts, Inc.
1051 Shine Avenue
Myrtle Beach, SC 29577

2005 Reserve Projects

August saw the completion of our new emergency egress as required by the Town of Yarmouth Building Department. The contractors did an outstanding job and owners have been very pleased. Other reserve projects completed since the last newsletter in April include: one new washer/dryer, eight new refrigerators, seven new VCR/DVD players, seven new tv's, and three outdoor gas grills.

Gazebo / Guard House

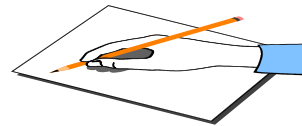
The Town of Yarmouth Fire Department has found that their new larger fire trucks are not able to access the parking lot at The Ocean Club. The Ocean Club has been asked to remove the Gazebo / Guard House from its present location to allow room for the fire trucks.



Staffing Updates

The Ocean Club has had a few staff changes within the last month. Fred Eberman resigned from the position of Regional Vice President of Operations and Trish Docherty, the Regional Vice President of Operations for the Florida region, will assume Fred's duties as well.

Mark Boardly resigned as our Activities Director to work for the Town of Barnstable. Laura Peterson, formerly the Activities Director at The Cove and Brewster on the Green, has joined our team.



Week 25 Update

Week 25 came and went with relative calmness; no one disrupted the week 24 guests. The only change that will take place in 2006 is the drawing will be held in the Activities Department instead of the lobby. We received 144 mail/fax requests and there were over 35 owners with families in the lobby.

We're Here for You



We are happy to assist you in every way possible and to answer any questions you may have regarding your vacation ownership here at The Ocean Club on Smuggler's Beach.

Please note the following:

The Ocean Club on Smuggler's Beach
329 South Shore Drive
South Yarmouth, MA 02664
Steve Buckley, General Manager
sbuckley@spmresorts.com
PH (508) 398-6955
FAX (508) 394-3788

SPM Resorts, Inc. Corporate Office
1051 Shine Avenue
Myrtle Beach, SC 29577
PH (843) 238-5000
FAX (843) 238-5001
Owner Representative—Barbara Clark
bclark@spmresorts.com
Owner Services Director-George Selensky
gselensky@spmresorts.com
Website: www.spmresorts.com

Owners' Rental Special During the Getaway Time Period



Before you rent somewhere else in weeks 5-12 and 44-52 call the Management Office at The Ocean Club (508) 398-6955. We would like to have you stay here and not somewhere else. We will offer owners special rental discounts depending on availability. Just ask for Denise, Linda, or Steve. We look forward to your stay.



**MARK YOUR
CALENDAR**
The Ocean Club on Smuggler's Beach
Annual Meeting
January 10, 2006

SOME CAPE COD FUN

October 14, 2005
5th Annual Wellfleet Oysterfest
Free Admission
(508) 349-7386

A week-end long celebration of live music, local crafts, delicious local fare and brews, Kayak and road races, children's activities, a spelling bee, the 'shuck-off' shucking competition and plenty of Wellfleet's world famous oysters.



November 20, 2005
Ecumenical Thanksgiving Service
Free Admission
(508) 362-3021

This service is offered in the historic Quaker tradition at the Kelley Chapel, a small church nestled in a secluded meadow behind the Yarmouth Post Office, Old Kings Highway. Sit in the Quaker pews in front of a potbellied wood stove and enjoy traditional hymns on the old pump organ.

October 29, 2005
Cape Cod Ghosts, Myths and Legends
Reservations only \$8
(508) 375-0124



Whale Watch
Dolphin Fleet of Provincetown
Toll free in US and Canada
(800) 826-9300
Call for Fall schedule information.



December 4, 2005
Yarmouthport Christmas Stroll
Free Admission
(508) 362-3021

Visit the museum's bed & breakfast, inns, and businesses as they welcome you with holiday decorations, lots of treats and music of the season.



NEWSLETTER



*managed by:
Professionally*

329 South Shore Drive
South Yarmouth, MA 02664

